



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, CENTRAL**

Site Location: 27, 29 and 31 Robinson Avenue

File No.: D07-12-18-0164

Date of Application: October 31, 2018

This SITE PLAN CONTROL application submitted by Figurr Architects Collective, on behalf of Robinson Village LP II Ltd. Partnership, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A105, prepared by Figurr, dated 2018/05/01, Revision 12, dated 2020-01-27, and signed as approved February 25, 2020.
2. **South Elevation**, A-200, prepared by Figurr, dated 01/09/12, Revision 8, dated 2020-01-27, and signed as approved February 25, 2020.
3. **West Elevation**, A-201, prepared by Figurr, dated 01/09/12, Revision 8, dated 2020-01-27, and signed as approved February 25, 2020.
4. **North Elevation**, A-202, prepared by Figurr, dated 01/09/12, Revision 8, dated 2020-01-27, and signed as approved February 25, 2020.
5. **East Elevations**, A-203, prepared by Figurr, dated 01/09/12, Revision 8, dated 2020-01-27, and signed as approved February 25, 2020.
6. **Tree Preservation Plan**, L100, prepared by Stantec, project no. 160401428, Revision 5, dated 2020-01-27, and signed as approved February 25, 2020.
7. **Landscape Plan**, L200, prepared by Stantec, project no. 160401428, Revision 5, dated 2020-01-27, and signed as approved February 25, 2020.
8. **Landscape Details**, L300, prepared by Stantec, project no. 160401428, Revision 5, dated 2020-01-27, and signed as approved February 25, 2020.

9. **Erosion Control Plan and Detail Sheet**, Drawing ED/DS-1, project no. 160401428, prepared by Stantec, Revision 5, dated 20.01.28, and signed as approved February 25, 2020.
10. **Grading Plan**, Drawing GP-1, project no. 160401428, prepared by Stantec, Revision 5, dated 20.01.28, and signed as approved February 25, 2020.
11. **Storm Drainage Plan**, SD-1, project no. 160401428, prepared by Stantec, Revision 5, dated 20.01.28, and signed as approved February 25, 2020.
12. **Site Servicing Plan**, SSP-1, project no. 160401428, prepared by Stantec, Revision 5, dated 20.01.28, and signed as approved February 25, 2020.

And as detailed in the following report(s):

1. **Servicing Report – 29 Robinson Avenue**, prepared by Stantec, dated November 29, 2019.
2. **Geotechnical Investigation Report**, Project No. 121622041, 27-31 Robinson Avenue, prepared by Stantec Consulting Ltd, dated July 27, 2018.
3. **Noise Assessment Report – 29 Robinson Avenue**, Project No. 160401428, prepared by Stantec Consulting Ltd, dated August 26, 2019.
4. **Transportation Impact Assessment**, 19, 29 and 134 Robinson Avenue, Project No. 2018-47, prepared by CGH Transportation, dated December 2018.
5. **Transportation Impact Assessment**, 36 Robinson Avenue, CGH Transportation, Project No. 2018-68, dated March 2019.
6. **Phase One Environmental Site Assessment**, 27-31 Robinson Avenue, prepared by Stantec, Project No. 160401428, dated October 3, 2018.
7. **Phase Two Environmental Site Assessment**, 27-31 Robinson Avenue, prepared by Stantec, Project No. 160401428, dated June 21, 2019.

And subject to the following General and Special Conditions:

General Conditions

1. Site Plan Agreement

The owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. Permits

The owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development.

3. Extend Internal Walkways

The owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

4. Barrier Curbs

The owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development.

5. Water Supply for Fire Fighting

The owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

6. Construction Fencing

The owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Infrastructure and Economic Development.

7. Construct Sidewalks

The owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Infrastructure and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

8. Reinstatement of City Property

The owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development. The existing depressed curbs and driveways shall also be reinstated to soft landscaping and full curb following the existing curb line as per City Standards, at the owner(s) expense.

9. Completion of Works

The owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Infrastructure and Economic Development, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Infrastructure and Economic Development, the owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

10. Certificate of Insurance

The owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than two million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

Special Conditions

11. Cash-in-Lieu of Parkland

The owner shall pay cash-in-lieu of parkland in accordance with the Parkland Dedication By-law of the City of Ottawa, as well as the fee for appraisal services. The monies are to be paid at the time of execution of the Site Plan Agreement.

12. Maintenance and Liability Agreement

The owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Robinson Avenue in accordance with City Specifications, and the Maintenance and Liability Agreement shall be registered on title, at the owner's expense, immediately after the registration of this Agreement. The owner shall assume all maintenance and replacement responsibilities in perpetuity.

13. Asphalt Overlay

Due to the number of road-cut permits required to service this development, the owner shall install an asphalt overlay over the total area of the public driving surface of Robinson Avenue, fronting the subject lands, as shown on the approved Site Servicing Plan. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The owner acknowledges and agrees that all costs are to be borne by the owner.

14. Noise Study

The owner agrees to prepare and implement a noise study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The owner shall implement the noise control attenuation measures recommended in the approved noise study.

15. Certification Letter for Noise Control Measures

- a) The owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the Noise Assessment Study, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the General Manager, Planning, Infrastructure and Economic Development (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
- b) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:
 - i. Actual site visits, inspection, testing and actual sound level readings at the receptors;
 - ii. Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City's Environmental Noise Control Guidelines; and
 - iii. Non-conditional final approval for release for occupancy.
- c) All the information required in Subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development, and shall be to his satisfaction.

16. Noise Control – Warning Clauses

The owner(s) shall implement the noise control attenuation measures recommended in the approved noise study.

- a) Each unit is to be equipped with Central Air Conditioning.
- b) Prior to issuance of building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound level criteria.
- c) Notices-on-title respecting noise:

““This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City’s and the Ministry of the Environment’s noise criteria.”

And

““Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the City’s and the Ministry of the Environment’s noise criteria. This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City’s and the Ministry of the Environment’s noise criteria.”

17. Geotechnical Investigation

The owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (the “Report”) are fully implemented. The owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department with confirmation issued by the geotechnical engineer that the owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

18. Inlet Control Devices (ICDs)

The owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Site Servicing Plan. The owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The owner shall keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

19. Professional Engineering Inspection

The owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Infrastructure and Economic Development, shall have the right at all times to inspect the installation of the Works. The owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

20. Use of Explosives and Pre-Blast Survey

The owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled *Use of Explosives*, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the owner's expense, for all buildings, utilities, structure, water wells and facilities likely to be affected by the blast, in particular, those within seventy-five (75) metres of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

21. Waste and Recycling Collection

The owner acknowledges and agrees that the City will provide waste collection and cart (and/or container) recycling collection for the residential units. The owner shall provide an adequate storage room or space for waste containers and recycling carts (and/or containers). The owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor. The owner shall provide an adequate constructed road access to the waste/recycling storage room or area

suitable for waste/recycling vehicles as direct access to the containers and carts is required. The owner acknowledges and agrees that any additional services (i.e. winching of containers) may result in extra charges.

22. Stormwater Works Certification

Upon completion of all stormwater management Works, the owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports. The owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports.

23. Site Dewatering

The owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

24. Site Lighting Certificate

- a) The owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - i. it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES);
 - ii. and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- b) The owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the owner shall provide certification satisfactory to the General Manager, Planning, Infrastructure and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the owner's approved design plan.

25. Elevations

The owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans. The owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development and agreed to by both the owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

26. Tree Permit

The owner acknowledges and agrees that any trees to be removed from the site shall be in compliance with the Urban Tree Conservation By-law, 2009-200, as amended. Any required removal shall be in accordance with an approved Tree Permit and the approved Landscape Plan; a copy of the approved Tree Permit and Landscape Plan shall be present on the construction site at all times. The owner further acknowledges and agrees that issuance of a Tree Permit for removal of the trees identified on the approved landscape plan will not occur until such time when a building permit has been issued for the proposed development.

27. On-Site Parking

- a) The owner acknowledges and agrees that units within the proposed building may not be provided with on-site parking. In the event any future tenant or purchaser wishes to have parking, the owner acknowledges that alternative and lawful arrangements may need to be made to address parking needs at an alternate location and such arrangements are solely the responsibility of the person seeking parking. The owner further acknowledges and agrees the availability and regulations governing on-street parking vary; that access to on-street parking, including through residential on-street parking permits issued by the City, cannot be guaranteed now or in the future; and that a tenant or purchaser intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.
- b) The owner acknowledges and agrees that a notice-on-title respecting on-site parking, as contained in Clause 28 below, shall be registered on title to the Lands, at the owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

28. Notices on Title – On-Site Parking

The owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the unit being sold/rented may not be provided with any on-site parking. Should the Purchaser/Lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements may need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The Purchaser/Lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa, cannot be guaranteed now or in the future; and that the Purchaser/Lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clause, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

29. Traffic Impact Assessment

The owner(s) has undertaken a Transportation Impact Assessment for this site, prepared by CGH Transportation, Project No. 2018-47, 19, 29 and 134 Robinson Avenue, dated December 2018, and as amended by the Transportation Impact Assessment prepared by CGH Transportation, Project No. 2018-68, 36 Robinson Avenue, dated March 2019, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and establish the site design features needed to support system-wide transportation objectives. The owner shall ensure, that the recommendations of the Transportation Studies are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

30. Traffic Management Plan

Should the owner wish to use a portion of the City’s road allowance for construction staging, prior to obtaining a building permit, the property owner must obtain an approved Traffic Management Plan from the Manager, Traffic Management, Transportation Services Department. The City has the right for any reason to deny

use of the Road Allowance and to amend the approved Traffic Management Plan as required.

31. Soil Management

The owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed, or back fill with the soil. If through further testing any of these materials are found to be contaminated, the owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks.

32. Car-Share Parking Space

The owner acknowledges and agrees to establish at least one car-share parking space located on the properties municipally known to include 17,19, 23, 27, 29, 31, 130, 134 and 138 Robinson Avenue within six months of the first new building receiving occupancy on one of these lots.

February 25, 2020



Date

Douglas James
Manager, Development Review, Central
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-18-0164

SITE LOCATION

27, 29 and 31 Robinson Avenue, as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located in the southeast corner of the Sandy Hill neighbourhood in an area locally known as Robinson Village. The area is bounded to the north by Robinson field, the Rideau River to the east, and to the south and west by Highway 417. Vehicular access is provided from a single roadway from Lees Avenue and below the Lees overpass.

Delegated Authority was not exercised and as a result the Zoning By-law Amendment (D02-02-19-0103) and Site Plan Control (D07-12-18-0164) were referred to Planning Committee and Council for decision in a combined staff report. Council was held on January 29, 2020 and the Rezoning was approved generally in accordance with the Staff recommendation, with the exception a motion to prohibit outdoor rooftop amenity areas. A second motion referred the Site Plan approval back to staff with direction to revise the plans for approval to remove the outdoor rooftop amenity areas and to make the necessary adjustments with respect to engineering plans, site lighting, fencing, and indoor amenity rooms.

The proposed development, as modified by Council direction, is for a six-storey apartment building containing 46 dwelling unit. The building includes a variety of studio, one bedroom and two-bedroom units. The sixth storey is an internal amenity room and mechanical penthouse. Surface parking is provided at the rear of the site with three parking spaces dedicated for visitor, two residential, and one space intended as a car-share space. The balance of the rear yard is at-grade amenity area and landscaping.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The approval is consistent with Staff Report [ACS2020-PIE-PS-0001](#), as amended and approved by Council on [January 29, 2020](#).

- The proposed development is consistent with the Official Plan, Sandy Hill Secondary Plan and Lees Transit-Oriented Development Plan, as outlined in the report to Council noted above.
- Zoning By-law amendment 2020-38 received no appeals and is in full force and effect. The Site Plan approval complies with the Council approved rezoning.
- The approval requires a Site Plan Agreement which will enforce the conditions of approval and approved plans and reports.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Mathieu Fleury is aware of the approval as per Council's decision on January 29, 2020.

The Ward Councillor comments are recorded in Staff Report [ACS2020-PIE-PS-0001](#).

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Summary of public comments and responses

The consultation details are summarized in Document 13 of Staff Report [ACS2020-PIE-PS-0001](#).

Technical Agency/Public Body Comments

Summary of Comments –Technical

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information.

Advisory Committee Comments

Summary of Comments – Advisory Committees

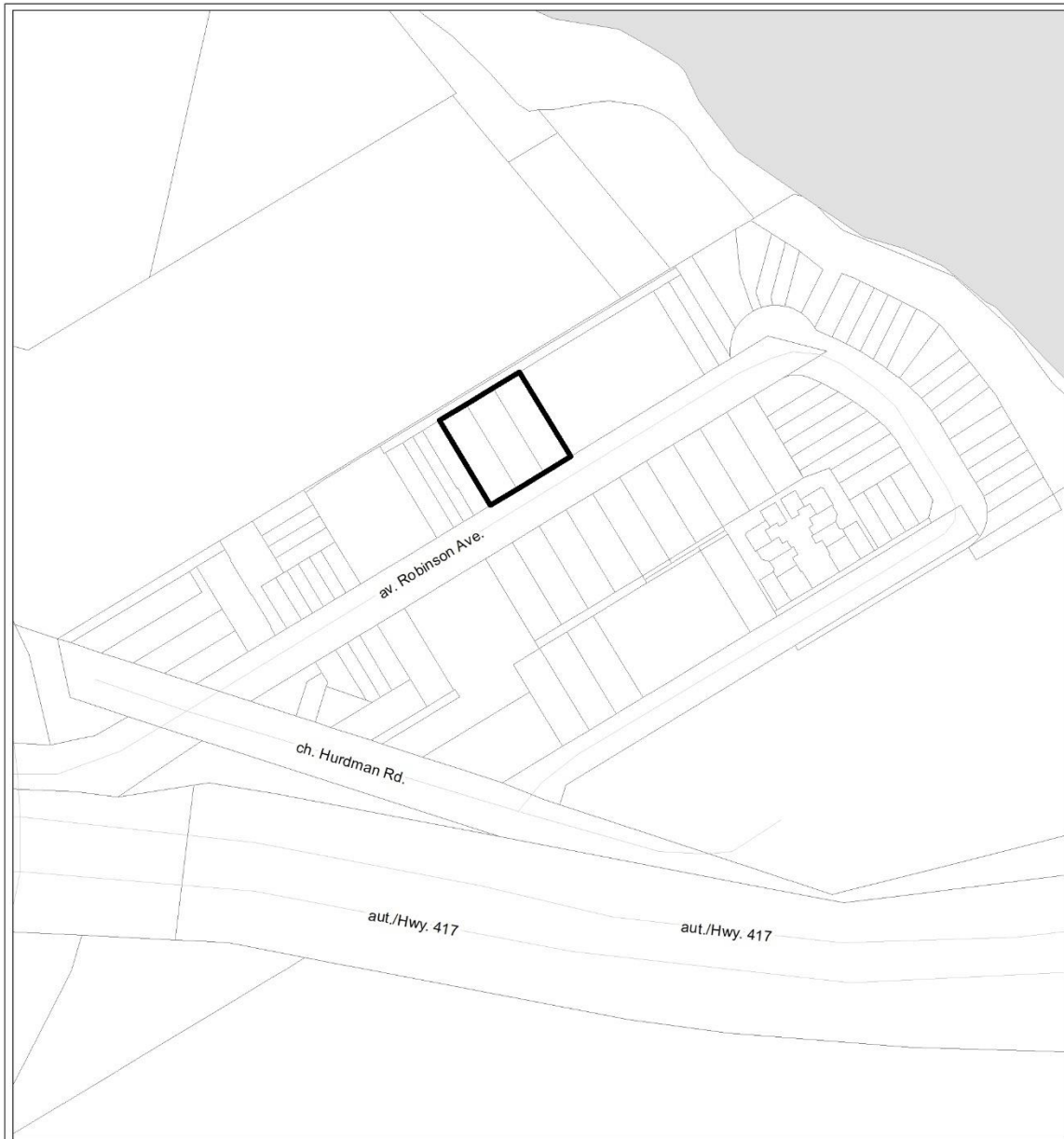
The accessibility advisory committee was circulated during application review and aided with ensuring that the access ramps and entrances were compliant and that barrier-free units were accounted for in the design. The new building will be required to meet the accessibility criteria contained within the Ontario Building Code and will be further evaluated at the time of building permit review.


APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On-Time Decision Date established for the processing of an application that has Manager Delegated Authority due to a number of proposal revisions and the complexity of review and coordination between related projects.

Contact: Andrew McCreight Tel: 613-580-2424, ext. 22568, fax 613-580-2576 or e-mail: Andrew.McCreight@ottawa.ca

Document 1 – Location Map



		<p>LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT</p> <div style="display: flex; align-items: center; justify-content: center; margin-top: 20px;"> <div style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <p>27, 29, 31 av. Robinson Avenue</p> </div>
D02-02-19-0103 D07-12-18-0164	19-0977-A	
I:\CO\2019\Zoning\Robinson_27_29_31		
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		
<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>		
REVISION / RÉVISION - 2019 / 09 / 05		